

Narrative Statement (Revised)

Carramore PUD

Drees Premier Homes is excited to propose a new single-family neighborhood to be known as “Carramore.” The neighborhood consists of 40 acres on the west side of Horton Road, just north of the T-intersection of Horton Road and East 199th Street. Carramore will include 83 new home sites.

Carramore will offer a large variety of single family homes, many of which will be similar in size and style to its Wilshire neighborhood located on the north side of 156th Street, west of Spring Mill Road (immediately south of Shamrock Springs Elementary School). Wilshire has continued a long string of very successful Drees neighborhoods focused on great elevations with a wide variety of ranch and two story homes. At an average price of over \$400,000 Wilshire has been a great addition to the Westfield community. Carramore will be similar in size to Wilshire, and the average price is anticipated to be closer to \$430,000. Carramore will have the same emphasis on great elevations, a variety of homes, and a beautiful entryway focused on creating a wonderful sense of arrival.

Carramore is surrounded on three sides by the Chatham Hills PUD and will offer an opportunity to purchase homes at a price point between what is currently offered in Chatham Hills and what will be offered by Arbor Homes.

Updates Since the APC Public Hearing (October 4, 2020):

Since the APC Public Hearing on October 4, 2020, enhancements have been made to the Carramore PUD proposal in response to comments received and to add clarity to the standards of the PUD district:

1. **Architectural and Landscaping Enhancements – All Lots:** The amount of masonry on side building façades required for this element to qualify for meeting the side building façade requirements has been increased from a minimum of 18” to a minimum of 36”. The shrub planting requirement for all lots has been increased from four (4) shrubs to twelve (12) shrubs.
2. **Architectural and Landscaping Enhancements – Perimeter Lots:** Additional enhancements have been incorporated for the perimeter lots along Horton Road. Specifically, homes on the perimeter lots must include: (i) at least a thirty-six (36) inch high wainscot on all sides of all homes; (ii) a 2-foot bump out or a covered outdoor living area (exhibits have been incorporated to make this requirement clear); and (iii) an additional shade tree will be planted in the rear yard of each perimeter lot.
3. **Tree Preservation:** Tree preservation areas have been identified on the Concept Plan of the PUD Ordinance along Horton Road. These areas contain existing trees,

outside of the future right-of-way. These areas will be preserved in accordance with the tree preservation standards of the UDO. At the October 4, 2020 meeting of the APC, one of the Commission members inquired about some tree clearing activity that had recently been conducted in front of the Carramore Property. This clearing activity was conducted along the frontage of the Carramore property for the purposes of installing water and or sewer lines. The disturbed area is located within the future right-of-way to be dedicated to the City. The tree preservation areas identified on the Concept Plan do not include the future right-of-way area or the area where the clearing was performed for the utility line extensions.

4. Street Frontage Landscaping: A very detailed landscaping plan has been incorporated into the PUD Ordinance detailing the landscaping and mounding to be installed along the Horton Road common areas of Carramore. The landscaping plan includes extensive amounts of trees, shrubs and mounding that will create a beautifully landscaped view along the Horton Road frontage and provide a substantial buffer for the owners of homes on perimeter lots.

Drees Homes is eager to begin work on this new addition to the Westfield Community and respectfully requests the APC's favorable consideration of its Carramore proposal.